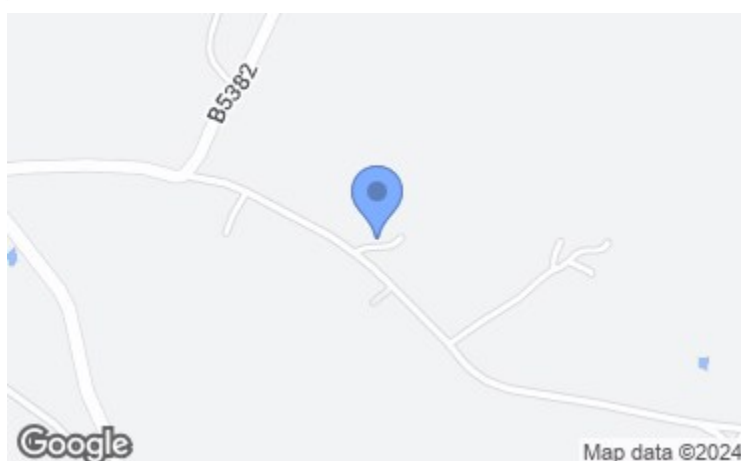




GROSS INTERNAL AREA
FLOOR 1: 1,068 sq. ft. FLOOR 2: 882 sq. ft.
TOTAL: 1,950 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		55	75
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

Vale View

Llansannan, Near Denbigh, Conwy
LL16 5NW

Price
£565,000

An exceptional four bedroom detached country property occupying a peaceful rural setting amidst beautiful rolling countryside about 0.5 mile from Llansannan village and 10 miles west of Denbigh. Greatly extended and refurbished to a high standard by the present owners approximately 12 years ago to provide a well appointed family home retained original features whilst incorporating modern fittings. The immaculately presented accommodation in brief comprises: covered front entrance, reception hall, living room with feature central stone fireplace with multi fuel stove, inner hallway with original range fireplace, a spacious kitchen dining room with extensive range of units and access to the garden, utility room and 'wet' floor shower room. First floor landing, bedroom one with modern ensuite, three further bedrooms and a well specified family bathroom. Other features include: oak and solid pine interior doors, wood grain effect uPVC double glazed windows and an oil fired central heating system. Ample parking for several cars, space for the erection of a garage (subject to any necessary consent) and informal lawned gardens with views over the surrounding countryside. The whole extends to approximately 0.21 acre. Viewing highly recommended.

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



LOCATION



Vale View stands along a minor lane on the outskirts of this popular village community which has a local shop / post office serving daily needs, an inn and primary school. Whilst enjoying the benefits of a rural setting the local towns of Denbigh (approximately 10 miles via A544) and Abergelge, also 10 miles, provide a more comprehensive range of shops, secondary schools and leisure facilities. The A55 Expressway at Abergelge provides ease of access along the North Wales coast and interlinking the Motorway network beyond.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

Front entrance with supporting oak pillars upon stone plinths with wood panelled front door and double glazed panels to either side to entrance hall.

ENTRANCE HALL

1.83m x 1.32m plus recess into door (6'0" x 4'3" plus recess into door)
Slate tiled floor, radiator and oak interior doors leading to the ground floor reception rooms either side.

LIVING ROOM

6.96m x 3.61m extending to 4.11m max overall (22'10" x 11'10" extending to 13'6" max overall)



A spacious room divided into two parts with a central stone fireplace with oak beams and freestanding multifuel stove upon a slate hearth with back boiler interconnected into the central heating system. Two double glazed windows to the front elevation with deep oak sills and and rural views, and further feature circular double glazed window to the side gable. Exposed beams to part, two panelled radiators, three wall light points and TV aerial point.



VIEWING

By appointment through the Agent's Mold Office 01352 751515.

FLOOR PLANS - included for identification purposes only, not to scale.

DW/PMW



AGENTS NOTES

Private drainage.

DIRECTIONS

From Denbigh take the A543 Pentrefoelas road proceeding through the village of Groes and continue to Bylchau, turning right onto the A544, signposted for Llansannan. Follow the road for a further 4 miles and on reaching the outskirts of the village take the right turn signposted for Henllan (B5382). After a short distance take the first right turning, following the lane up the hill, whereupon the property will be found on the right hand side.

TENURE

Understood to be Freehold

COUNCIL TAX

Conwy - Tax Band F

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

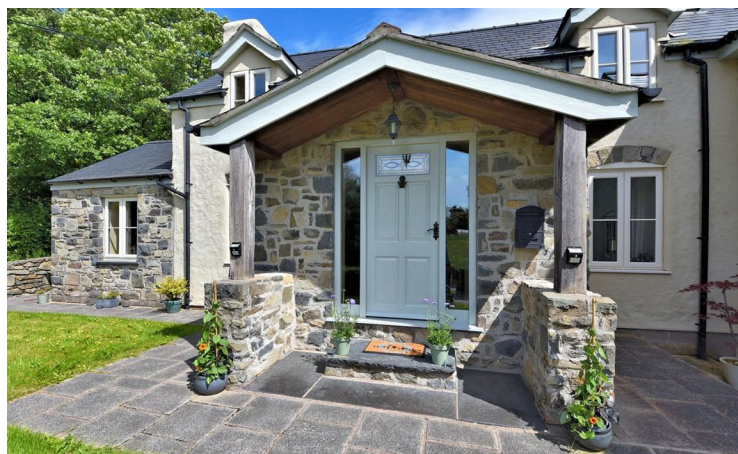
FAMILY BATHROOM

3.10m x 1.80m (10'2" x 5'11")



Fitted with a traditional suite comprising freestanding oval shaped bath with exposed claw feet and mixer shower tap, ornate wash basin and low flush WC. Part tiled walls, chrome towel radiator, slate style tiled floor, recessed ceiling lighting and double glazed window.

OUTSIDE



The property is approached via a gravelled entrance which extends to the front of the property affording ample parking for several cars. Ample space for the erection of a garage, subject to any necessary planning consent.

GARDENS



Informal lawned gardens to the front and side of the property with established hedging to the boundaries and views over the surrounding countryside. Flagged pathways extend across the front and side elevation of the property with further storage areas to the rear with log store, timber garden shed and oil tank.



INNER HALLWAY

3.61m max x 3.61m (11'10" max x 11'10")



Oak spindled staircase to the first floor with feature spindles and storage cupboard beneath, tiled floor, double glazed window to the front aspect with deep oak sill, telephone point, radiator and original range with open fire grate (not in use), ovens and tiled hearth.



REAR HALLWAY

Tiled floor, radiator and steps down to the kitchen/diner.

KITCHEN DINER

6.96m x 4.37m overall (22'10" x 14'4" overall)



A spacious open plan room with double glazed windows to three aspects with views over the gardens and across surrounding countryside. Matching French doors to the side gable lead out onto the patio. The kitchen is fitted with a comprehensive range of cream fronted base and wall units with antique style handles and solid oak work surfaces. Glazed display cabinets, white enamel style sink unit with mixer tap, tiled splashback, LPG Rangemaster stove, dishwasher and fridge/freezer. Tiled floor, radiator and recessed ceiling lighting.





SHOWER ROOM
2.72m x 1.12m (8'11" x 3'8")



A 'wet' floor shower room with fully tiled walls comprising tiled shower area with shower unit with handset, feature circular wash basin with mixer tap and low flush WC. Chrome towel radiator, extractor fan and double glazed window with frosted glass.

LANDING



An 'L' shaped, split level landing with two double glazed windows to the rear elevation, two radiators and further double glazed window to the front.

UTILITY ROOM
2.72m x 1.60m (8'11" x 5'3")



Oak fronted base cupboards and drawers with solid granite worktop with white enamel sink unit and mixer tap. Freestanding oil fired boiler, tiled floor, double glazed window, solid oak exterior door, radiator, plumbing for washing machine and internal door to shower room.



BEDROOM ONE
4.39m x 3.91m (14'5" x 12'10")



A spacious and well lit room with double glazed windows to three aspects with lovely views over the surrounding countryside, shaped ceiling with exposed beams and radiator.



EN SUITE
3.20m x 1.07m (10'6" x 3'6")



A modern en suite shower room with large tiled shower enclosure with sliding screen and electric shower, contemporary wash hand basin with mixer tap and low flush WC. Feature part tiled walls, tiled floor, chrome towel radiator and double glazed window.

BEDROOM TWO
3.91m x 3.63m (12'10" x 11'11")



Double glazed dormer window to the front and radiator.

BEDROOM THREE
3.02m x 2.92m (9'11" x 9'7")



Double glazed window to the side elevation with views and radiator.

BEDROOM FOUR
2.92m x 2.67m (9'7" x 8'9")



Double glazed dormer window to the front with views, loft access, radiator and airing cupboard.